



Paradise Town Advisory Board

July 10, 2018

MINUTES

Board Members:	Susan Philipp—Chair- PRESENT Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT	Bart Donovan – PRESENT Jon Wardlaw – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Dionicio Gordillo; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

Meeting was called to order by Chair Philipp at 7:00 p.m.

II. Public Comment:

Public Comments: Items #9 & #10 were withdrawn and there were 3 people present that wanted to go on record to express their opposition to the Casa De Shenadoah project and everything they have done in violation of land use approvals.

III. Approval of June 26 , 2018 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for July, 2018

Moved by: Orgill
Action: Approve, with changes
Vote: 5-0 Unanimous

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. Planning & Zoning

1. **DR-18-0315-DUPIN DAMIR & HEIDI LYNN:**

HOLDOVER DESIGN REVIEWS for the following: 1) building addition; 2) façade changes; and 3) allow the design of an office building to not be consistent with the traditional residential character of surrounding existing residences within 200 feet in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the east side of Eastern Avenue, 500 feet north of Russell Road within Paradise. JG/gc/ja (For possible action)

MOVED BY- Wardlaw

DENY

VOTE: 5-0 Unanimous

2. **AR-18-400102 (UC-0877-15)-TROPICANA Z HOLDINGS, LLC:**

AMENDED HOLDOVER USE PERMITS SECOND APPLICATION FOR REVIEW (PREVIOUSLY NOTIFIED AS EXTENSION OF TIME) for the following: 1) allow a tire sales and installation facility; 2) reduce the setback of a tire sales and installation facility from a residential use; 3) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 4) allow alternative design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use not within an enclosed building; and 2) trash enclosure requirements.

DESIGN REVIEW for accessory structures (storage containers) in conjunction with a tire sales and installation facility on 2.1 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 200 feet east of Maryland Parkway within Paradise. JG/bk/ja (For possible action) **PC 8/7/18**

MOVED BY- Philipp

ADDED CONDITION- 6 month review as public hearing

APPROVE- Subject to all other staff conditions

VOTE: 5-0 Unanimous

3. **AR-18-400154 (WS-0281-12)-3400 PARADISE OWNER LP:**

WAIVER OF DEVELOPMENT STANDARDS FOURTH APPLICATION FOR REVIEW for the increase in area of wall signs.

DESIGN REVIEW for wall signs in conjunction with an existing hotel (Renaissance) on 3.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Paradise Road and Sierra Vista Drive within Paradise. CG/tk/ja (For possible action) **BCC 8/8/18**

MOVED BY- Orgill

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **DR-18-0459-DOMIREAO ROXY HOLDING, LLC:**
DESIGN REVIEW for a second floor addition to an approved marijuana establishment (cultivation) within an existing office/warehouse building on 2.0 acres in an M-1 (Light Manufacturing) (AE-65 and AE-70) Zone. Generally located 400 feet south of Post Road and 300 feet east of Polaris Avenue within Paradise. SS/gc/ja (For possible action) **BCC 8/8/18**
- MOVED BY-Donovan**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
5. **UC-18-0453-RICCI, ANTHONY & ROSE REV FAM TR:**
USE PERMIT to reduce the size of a financial services, specified (check cashing) business within an existing shopping center on 2.3 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway and the south side of Flamingo Road within Paradise. CG/gc/ja (For possible action) **BCC 8/8/18**
- MOVED BY-Wardlaw**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
6. **UC-18-0461-FP HOLDINGS L.P.:**
USE PERMITS for the following: 1) to allow direct access to accessory uses (mobile food vendor) where access is required through the interior of the resort hotel; and 2) allow accessory uses (mobile food vendor) outside where required to be within an enclosed building in conjunction with an approved restaurant in conjunction with the Palms Resort Hotel on 24.8 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Flamingo Road and the east side of Arville Street within Paradise. SS/pb/ja (For possible action) **BCC 8/8/18**
- MOVED BY-Williams**
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous
7. **WS-18-0462-MAH PEBBLE, LLD, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced departure distance from a street; and 2) reduced throat depth for a driveway.
DESIGN REVIEWS for the following 1) a mini-warehouse facility; and 2) to increase the finished grade in conjunction with a proposed mini-warehouse facility on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Maryland Parkway and Pebble Road within Paradise. SS/pb/ja (For possible action) **BCC 8/8/18**
- HOLD, Return to the July 31, 2018 TAB meeting,**
Applicant to revise elevations and building design
8. **ZC-18-0443-SOUTHERN NEVADA WATER AUTHORITY:**
ZONE CHANGE to reclassify 0.4 acres from R-1 (Single Family Residential) Zone to P-F (Public Facility) Zone.
DESIGN REVIEW for a block wall and gate in conjunction with an existing public facility (Southern Nevada Water Authority). Generally located on the east side of US Highway 95, 200 feet south of Flamingo Road within Paradise (description on file). CG/gc/ja (For possible action) **BCC 8/8/18**

MOVED BY-Orgill
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

9. **AR-17-400148 (ZC-0469-10)-CSD, LLC:**
USE PERMITS FOURTH APPLICATION FOR REVIEW of the following: **1)** museum with ancillary commercial uses; **2)** recreational facility; **3)** truck wash; **4)** commercial boarding stables; **5)** employee housing; and **6)** exotic animals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify parking standards; **2)** reduce the landscape buffer along arterial streets; **3)** waive landscaping along local streets; **4)** waive off-site improvements (excluding paving); and **5)** employee housing.
DESIGN REVIEWS for the following: **1)** museum with visitor's center and theater; **2)** site layout and design for the project north of Sunset Road; **3)** airplane structure; and **4)** site layout and design for the project south of Sunset Road and all other ancillary uses and structures on 46.5 acres in an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone, a C-2 (General Commercial) (AE-65 & AE-70) Zone, and an M-D (Design Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road between Pine Street and Pecos Road, and the south side of Sunset Road between Tomiyasu Lane and Pecos Road within Paradise (description on file). JG/dg/ja (For possible action)

BCC 7/18/18

Withdrawn without prejudice

10. **AR-17-400149 (UC-0424-15)-CSD, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** allow exotic animals; **2)** allow agriculture-aviaries without a residential principal use; **3)** increase the number of birds allowed; **4)** allow agriculture-livestock, small without a residential principal use; and **5)** increase the number of agriculture-livestock, small allowed in conjunction with an approved museum and recreational facility on 36.2 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60 and AE-65) Zone. Generally located on the southwest corner of Sunset Road and Pecos Road within Paradise. JG/dg/ja (For possible action)

BCC 7/18/18

Withdrawn without prejudice

MOVED BY- Philipp

Remove all unenclosed birds and caged animals from the property

VOTE: 5-0 Unanimous

11. **UC-17-0900-PATRICK LANE HOLDINGS, LLC & AUSTRALIA TRADING, LLC:**
HOLDOVER USE PERMIT for a proposed assisted living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed assisted living facility to not be adjacent to and accessed from a collector or arterial street or a commercial complex; and 2) allow access to a residential local street.
WAIVERS OF CONDITIONS of a zone change (ZC-1007-97) requiring the following: 1) rear parking areas to be gated and locked during non-office hours; and 2) driveway on Gateway Road to be removed; and a waiver of conditions of a zone change (ZC-1624-98) requiring: 3) rear parking areas to be gated and locked during non-office hours; and waivers of conditions of a zone change (Nzc-2181-04) requiring the following: 4) subject to revised plans; 5) the development being limited to single story for a maximum height as shown on revised plans; 6) the trash enclosure not being moved from the location shown on the revised plans; 7) the parking area subject to the current zone change for professional use will be limited to parking only for the adjacent office building; and 8) no access to the private cul-de-sac on the east property line.
DESIGN REVIEW for a proposed assisted living facility on 2.3 acres in a C-P (Office & Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 500 feet west of Lamb Boulevard within Paradise. JG/gc/ja (For possible action) **BCC 7/18/18**

PREVIOUS ACTION Paradise TAB December 12, 2017: Held per applicant

Return to the January 9, 2018 TAB Meeting.

Paradise January 9, 2018 TAB meeting: Held per applicant for 30 days, return to the February 13 TAB meeting. Paradise TAB February 13, 2018: Held per commissioner

Return to the March 13, 2018 TAB meeting.

Paradise March 13, 2018 TAB meeting: Held per Commissioner

Return to the April 10, 2018 TAB meeting.

Paradise April 10, 2018 TAB meeting: Held per Commissioner

Return to the May 8, 2018 TAB meeting

Paradise May 8, 2018: Held per Commissioner

Return to the June 12, 2018 TAB meeting.

Paradise June 12, 2018: Held per applicant

Return to Paradise TAB 30 days

Paradise July 10, 2018 TAB Meeting:

MOVED BY- Donovan

DENY

VOTE: 4-0, Philipp abstained from comment and vote, Received a notification card

33 neighbors in attendance 3 spoke in favor of project 15 spoke against project

Show of hands indicated 33 neighbors against project and 3 in favor of project

VI. General Business

A. Discuss and provide staff with recommendation regarding the proposed Midtown Maryland Parkway District

(For possible action)

MOVED BY- Philipp

APPROVE- As submitted

VOTE: 5-0 Unanimous

VII. Public Comment

VIII. Next Meeting Date
The next regular meeting will be July 31, 2018

IX. Adjournment
The meeting was adjourned at 9:40 pm